COMM SW COR OF E1/2 OF SW1/4, RU
N R/W OF US-90, E ALONG R/W 1
R/W OF COLE RD, CONT E ALONG R/W

OPPER JON B REVOCABLE TRUST
3520 BROOKSIDE ROAD SUITE 151
STOCKTON, CA 95219

2027

36-3S-16-02611-029

BUILDING CHARACTERISTICS

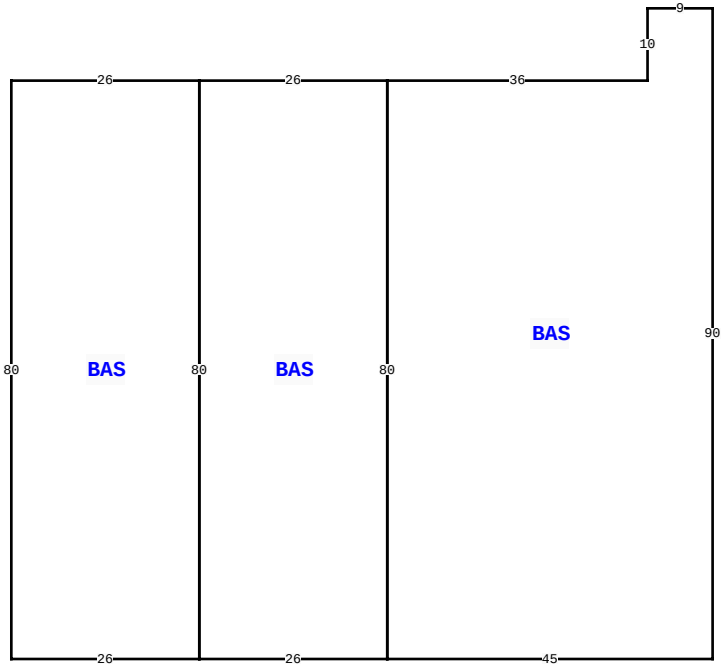
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	21	STONE 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100		2,080	263,541
BAS	2,080	100		2,080	263,541
BAS	3,690	100		3,690	467,533
TOTALS	7,850			7,850	994,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3900	04	7,850	153.1668	134.79	1,058,102	2017	2017	0	0	0	6.00	94.00

1 SHOP COMTY 0% - 2021 Heated Area: 7850 HX Base Yr



2141 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1,500.00	UT	2.25	2.25	100	2017	2017	3	100	3,375	
2	0260	PAVEMENT-A	0	0	0	0	19,500.00	UT	1.85	1.85	100	2017	2017	3	100	36,075	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	994,616
TOTAL MARKET OB/XF VALUE	43,950
TOTAL LAND VALUE - MARKET	1,103,981
TOTAL MARKET VALUE	2,142,547
SOH/AGL Deduction	0
ASSESSED VALUE	2,142,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,142,547
TOTAL JUST VALUE	2,142,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,142,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046694	Electrical Servic	150	03/09/2023
18-0181	REMODEL	0	04/06/2018
16-0829	COMMERCIAL	0	09/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1689	3/23/2020	WD	U	I	37	3,500,000

GRANTOR: HUTTON GLEASON PLACE

GRANTEE: OPPER JON B REV TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 S10 W36 S80 E45 N90 $
BAS=[ORIG=-45,10] W26 S80 E26 N80 $
BAS=[ORIG=-71,10] W26 S80 E26 N80 $
.

LAND DESCRIPTION

TOTAL OB/XF 43,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1600	C	SH CTR COM	0		CI	0.00	0.00	57,499.00	SF		1.00	1.00	1.20	16.00	19.20	1,103,981							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.32 Total Land Value: 1,103,981 Market: 0 Agricultural: 0 Common: 1,103,981 PRINTED 11/16/2026 BY SYS